



SENTINEL

GLASGOW



SENTINEL

**ONE OF GLASGOW'S
MOST DISTINCTIVE
LANDMARK
OFFICE BUILDINGS**

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AN AWARD WINNING ICON

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One of Glasgow's most distinctive office buildings, Sentinel has undergone a comprehensive refurbishment to provide outstanding Grade A office space over 9 floors.

Following successful leasing activity Sentinel is now home to International occupiers Chubb & Sedgwick International UK, DWF Law, JLL and Aggreko.

Sentinel now offers 24,412 sq ft of exemplary workspace on the ground, 3rd and 4th floors.



A WELCOMING AMBIENCE

Delivering an outstanding sense of arrival, the manned reception area features high quality finishes and furnishings create a modern and refined feel. Comfortable breakout spaces offer the ideal informal environment where occupiers and visitors can touch down prior to their meeting / appointment.



IN A NEW LIGHT

The full height glazing on three of Sentinel's elevations floods the office floors with natural light and the upper floors enjoy panoramic views across the city.

Summary Specification

- 33,280 sq ft of Grade A office space
- 9,130 sq ft flexible open plan floor plates
- 18,268 sq ft let to Sedgwick International UK
- 18,260 sq ft let to Chubb Limited
- 6,150 sq ft let to JLL
- 8,868 sq ft let to Aggreko
- All electric building
- New remodelled lobby and reception area
- New Boon Edam Swing Speed Gates
- New VRF air conditioning system
- LED lighting
- 2.7m floor to ceiling height
- Male, female and accessible toilets on all floors
- 3 new 13 person high speed Mitsubishi passenger lifts
- New wellness facilities including, dedicated female & male showers, locker rooms and drying space
- Secure basement car parking spaces
- 38 cycle racks
- EPC 'A'
- WiredScore 'Gold' rating

AERIAL

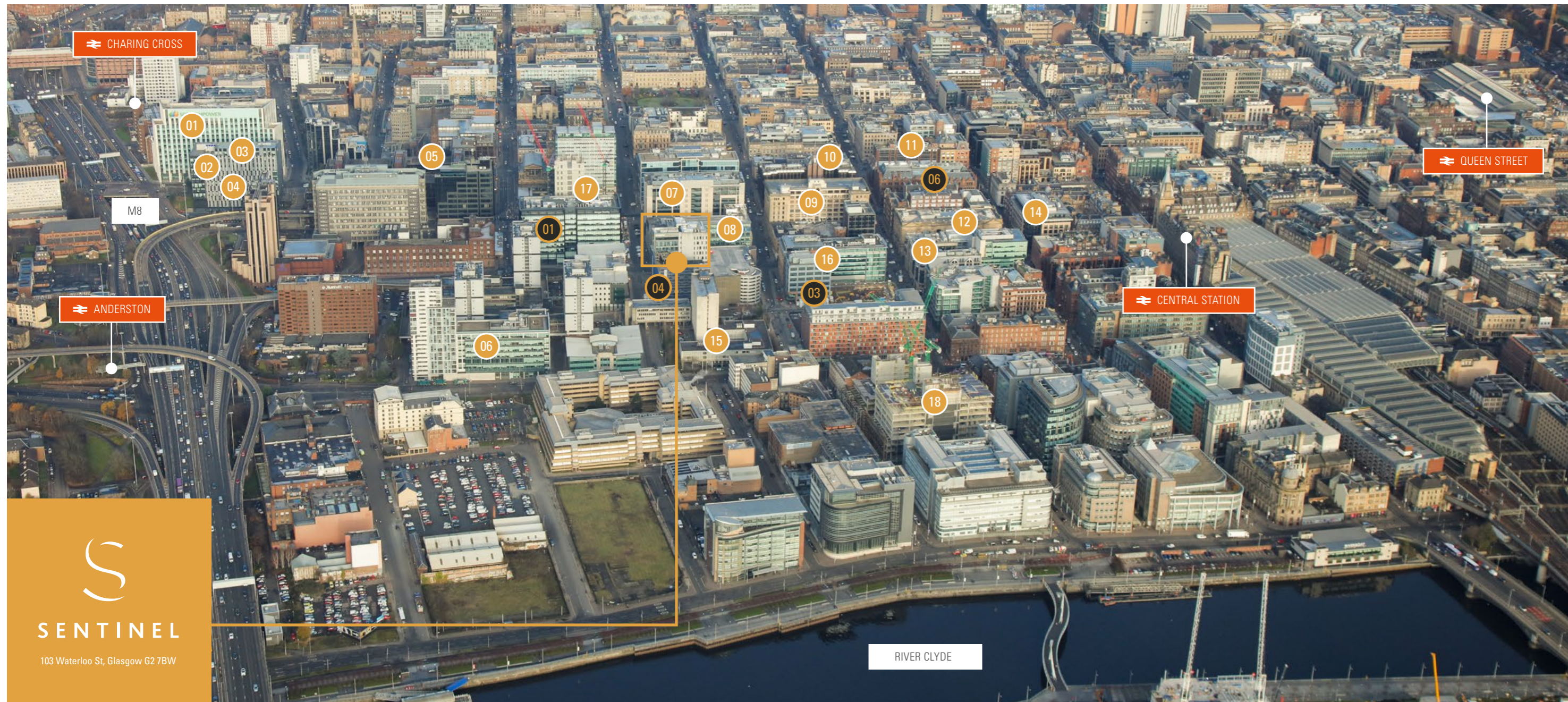
IN GOOD COMPANY

Neighbouring Occupiers

- 01 Scottish Power
- 02 KPMG
- 03 Zurich
- 04 Wood Group
- 05 Santander
- 06 AXA
- 07 PWC
- 08 Arthur J Gallagher
- 09 Jacobs
- 10 Student Loans Company
- 11 Skyscanner
- 12 Abellio
- 13 JP Morgan
- 14 Hymans Robertson
- 15 Teleperformance
- 16 TLT, OVO
- 17 Virgin Money, Aecom, Evelyn Partners, BNP, CBRE
- 18 Atkins, Burness, BDO, Siemens

Projects Completed / Planned

- 01 150,000 sq ft Morgan Stanley headquarters at Bothwell Plaza on 122 Waterloo Street
- 02 175,000 sq ft Aurora on Bothwell Street (Refurbishment underway)
- 03 277,000 sq ft The Grid on Cadogan Street
- 04 35,000 sq ft The Ink Building on Cadogan Street
- 05 280,000 sq ft Atlantic Square on York Street
- 06 90,000 sq ft Lucent on 50 Bothwell Street



LOCATION

PERFECTLY PLACED



Walk	
Q-Park public car park	Less than 1 minute
Airport Bus Stop	1 minute
Nextbike Glasgow	1 minute
Central Station	4 minutes
Buchanan Street Subway	10 minutes
Queen Street Station	11 minutes

Drive	
Junction 19 M8	1 minute
Glasgow Airport	15 minutes

- Airport Bus Route
- Airport Bus Stop



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SENTINEL
103 Waterloo St, Glasgow G2 7BW

WEALTH OF AMENITIES



FLOOR PLAN

HIGHLY FLEXIBLE SPACE

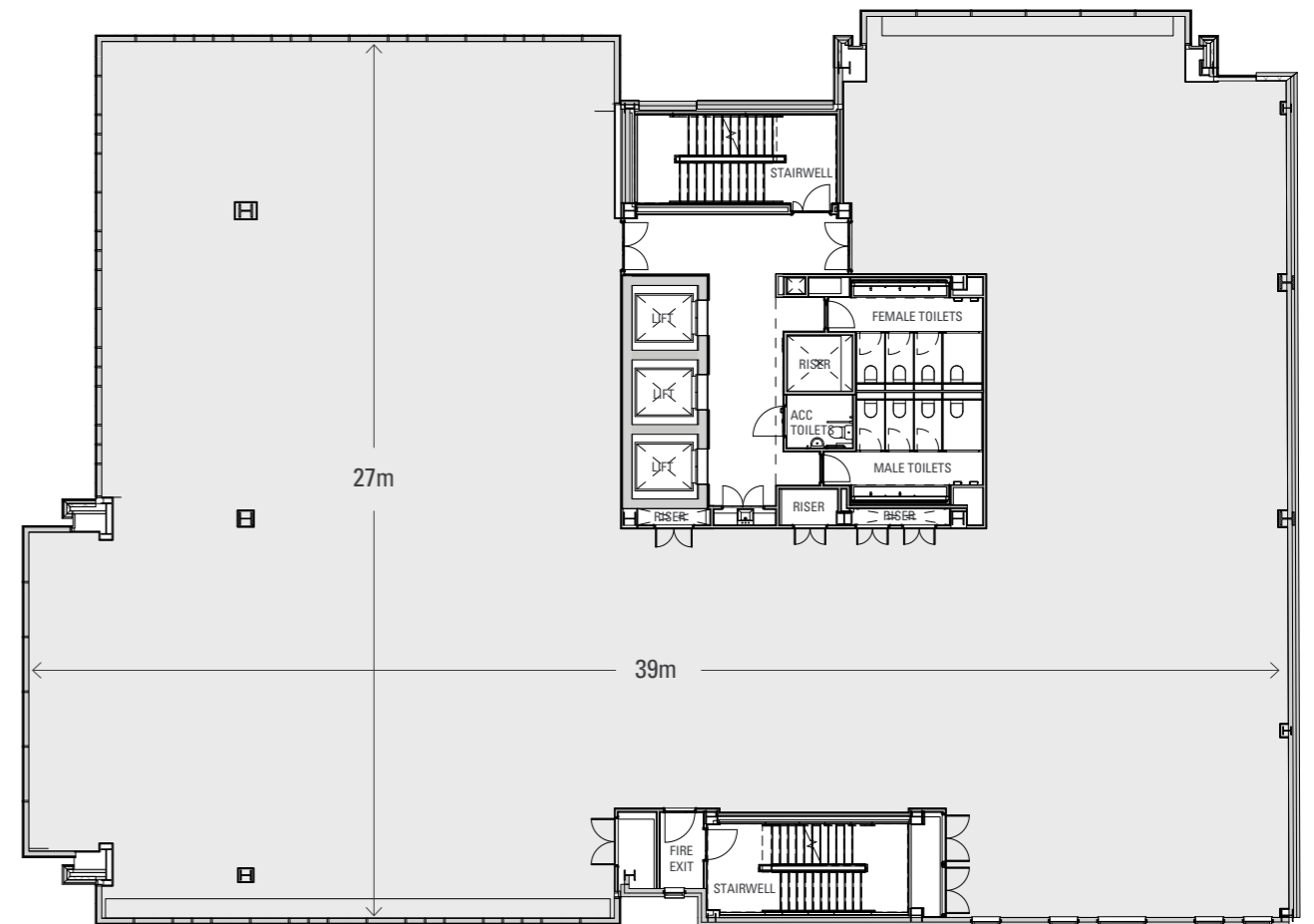
The floor plates at Sentinel have been designed to suit whatever your business requires. All floors benefit from triple aspect floor to ceiling glazing that maximises natural light.

Floor	Sq ft	Sq m
9th	JLL	
8th	DWF	
7th	Aggreko	
6th	Sedgwick International UK	
5th	Sedgwick International UK	
4th	9,132	848
3rd	9,130	848
2nd	Chubb	
1st	Chubb	
Ground	6,150	571
Total	24,412	2,267

Please note that floor areas are IPMS

Typical floor

CEILING HEIGHTS - 2.7M CLEAR
RAISED ACCESS FLOOR VOID 130MM



SPACE PLANS

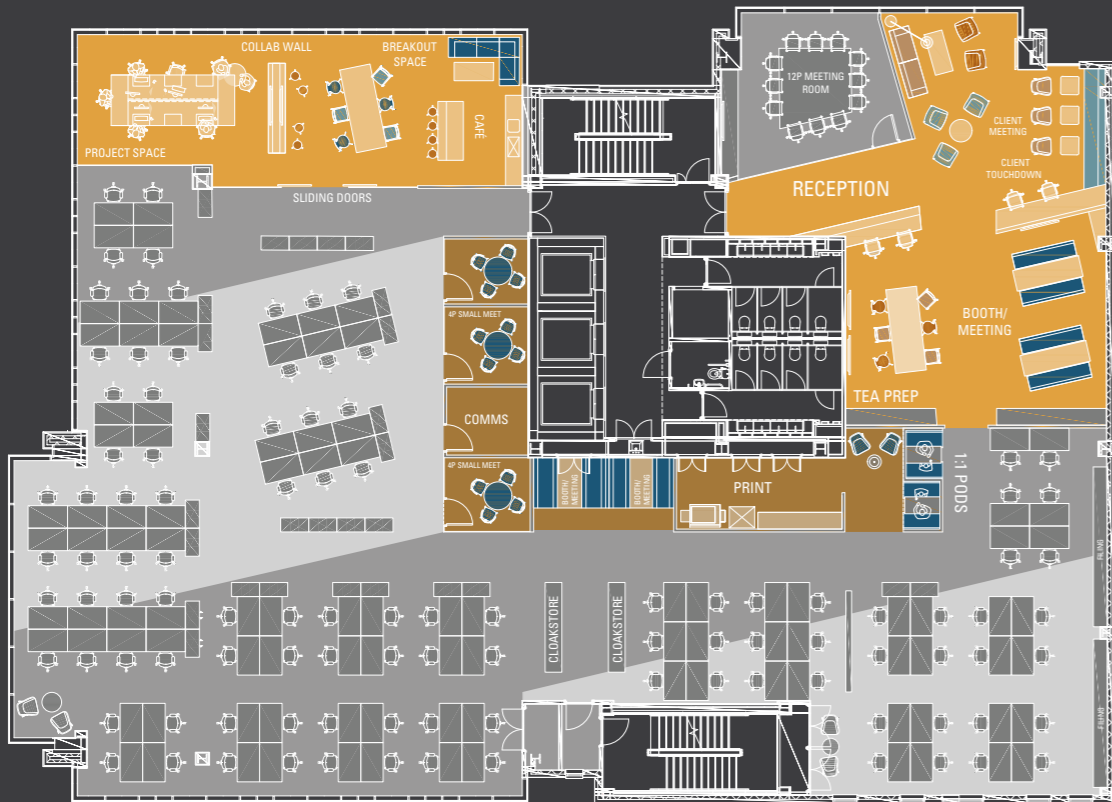


SENTINEL

SPACE TO PLAN

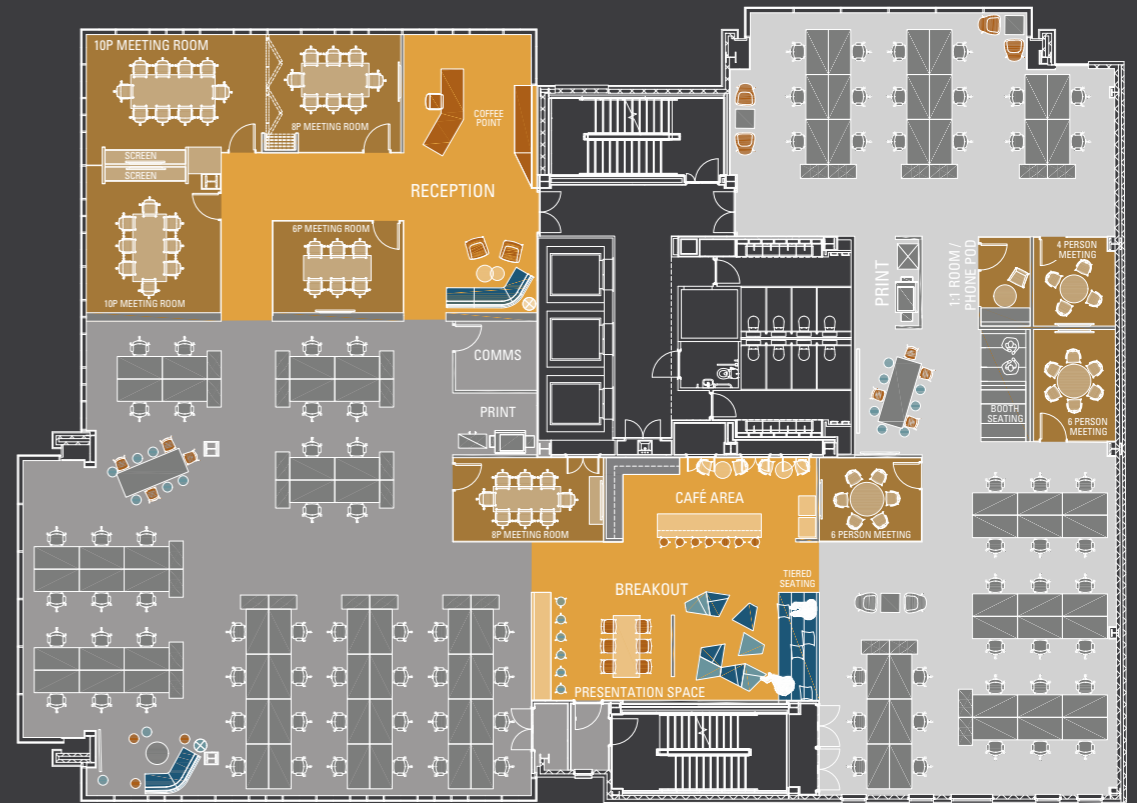
1:8
104 Desks

- 1 x RECEPTION AND CLIENT LOUNGE
- 1 x CLIENT MEETING ROOM
- 104 x 1,400 x 800 DESKS
- 3 x INTERNAL MEETING ROOMS
- 2 x INTERNAL BOOTHS
- 2 x INTERNAL 1:1 PODS
- 4 x STAFF BREAKOUT AREAS
- 1 x FOCUS SPACES
- 1 x PRINT AREAS
- 1 x CAFÉ AREA
- 1 x COMMS HUB



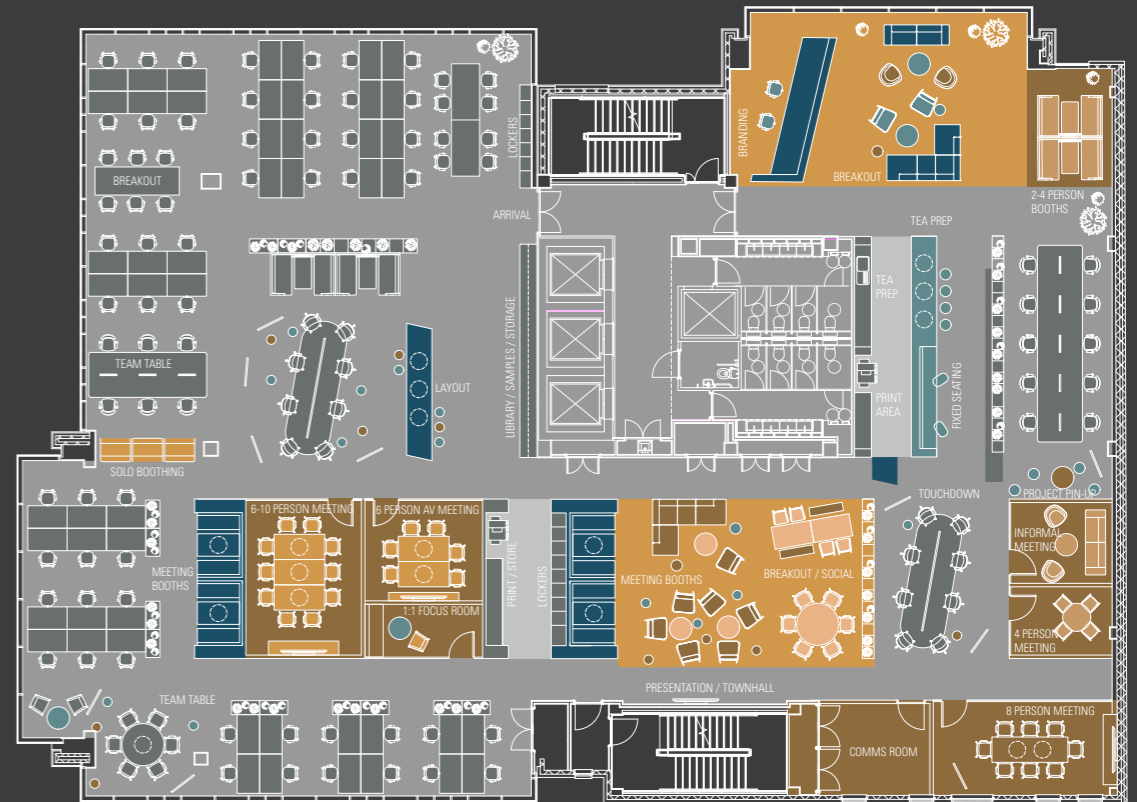
1:10
88 Desks

- 1 x RECEPTION AND CLIENT LOUNGE
- 4 x CLIENT MEETING ROOMS
- 88 x 1,600 x 800 DESKS
- 4 x INTERNAL MEETING ROOMS
- 3 x INFORMAL COLLABORATION SPACES
- 3 x 1:1 ROOMS / BOOTHS
- 4 x STAFF BREAKOUT AREAS
- 2 x PRINT AREAS
- 1 x TEA PREP
- 1 x CAFÉ AREA
- 1 x COMMS HUB
- 1 x PRESENTATION SPACE



1:10
84 Desks

- 84 x 1,400 x 800 DESKS
- INCLUDES 2NO. 8 PERSON, 1NO. 6 PERSON & 1NO. 10 PERSON TOUCHDOWN TABLE
- 1 x 4P MEETING
- 1 x 1:1 FOCUS ROOM
- 2 x 6P MEETING
- 1 x 8 P MEETING
- 1 x 8-10P MEETING
- 1 x INFORMAL MEETING
- 3 x TEAM / GATHER SPACE
- 1 x TOWNHALL PRESENTATION AREA
- 3 x BREAKOUT / SOCIAL
- 1 x ARRIVAL / WAITING
- 1 x TEA PREP
- 2 x PRINT AREA
- 1 x COMMS
- 1 x LIBRARY WALL
- 1 x LAYOUT AREA
- 6 x 4P MEETING BOOTHS
- 3 x SOLO BOOTHS
- SELECTION OF LOCKERS / COAT STORAGE



A STYLISH ARRIVAL



SPECIFIED FOR COMFORT

ENTRANCE FOYER:

- Extension to reception space with all new curtain walling system including a new feature "projecting" box on Douglas Street Elevation.
- Full refurbishment of all finishes, including new feature wall finishes and branding / signage, and the addition of new speed gates.
- Modern palette of materials throughout the reception foyer including concrete, metal and timber with rose gold highlights by way of feature pendant lights.
- Dedicated seating area with a mix of armchairs and coffee tables and TV screens.
- Large format ceramic tiling to floor with localised entrance matting and carpeted zone to waiting area.
- New plasterboard ceiling with new lighting design.
- New bespoke reception desk finished in a solid surface

OFFICE AREAS (FLOORS 1-9):

- Perforated suspended ceiling (SAS system 330 1200x300mm throughout with plasterboard margins.)
- New raised access floor tiles with a 130mm void.
- All new internal doors, including all riser doors.
- All new decoration throughout to the existing plasterboard walls and skirting.
- New lighting
- Comprehensive refurbishment of the large 9th floor external terrace area with renewed surfaces and weather resilient furnishings

TOILET CORE

(GROUND FLOOR & FLOORS 1-9) – FIT OUT:

- Ceramic tiling to floor & feature tiled wall.
- Feature wash trough with integrated vanity shelf & under counter waste bin.
- Full height flush cubicle system
- Integrated towel dispensers & wall mounted hand driers
- Plasterboard ceiling with in-set plain metal ceiling tiles for access to services (SAS System 330 600x300mm)

LIFT LOBBY (GROUND FLOOR & FLOORS 1-9) – FIT-OUT:

- Full refurbishment of all finishes.
- Ceramic tiling to floor.
- Plasterboard ceiling with in-set plain metal ceiling tiles for access to services (SAS System 330 600x300mm)
- New internal doors throughout.
- Feature wall finish incorporating signage.
- Dedicated signage zones

STAIR CORE:

- Ceramic tiling to landings and half landings.
- All new decoration throughout to the existing plasterboard walls and skirting.
- New lighting.
- New signage on main Landings.

BASEMENT:

- New wellness facilities including separate male and female shower / changing rooms with lockers and vanity unit. (4 Male showers, 3 Female showers & 1 Acc. Shower. 8 total)
- New Cycle storage area with 38 industry leading cycle racks and separate drying room.
- Fully accessible shower & Toilet
- Full height flush cubicle system
- New decoration throughout existing lift lobby
- EV car spaces
- Bike repair station

SERVICES:

- VRF (air conditioning) systems replaced with new indoor fan coil units in the ceiling void and external condensers on the roof, along with new controls linked to the BMS
- Replaced on a floor by floor basis.
- Replacement of the main AHU's on the roof
- New BMS (Building Management System)
- New lighting control system
- New LED lights throughout the common and tenant parts of the building
- New fire alarm system, Voice Alert evacuation system installed
- New Mitsubishi lifts to provide a 2.5m/s travel speed. Destination controls have been fitted to enhance the user experience



CONTACT

For further information, please contact:

Sarah Hagen
sarah.hagen@cbre.com
07468 724 253

CBRE

Phil Reid
phil@philreidassociates.com
0141 225 5168

PhilReid[®]
associates

sentinelglasgow.com
103 Waterloo St, Glasgow G2 7BW

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